



## Council Newsletter

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### CITY MANAGER'S NOTES June 21, 2018

#### Upcoming Council Meetings

City Council will meet on **Monday, June 25, 2018**. The Study Session will begin at 6:00 p.m. in the Community Room.

**The Regular Meeting for July 2, 2018 has been CANCELLED.**

City Council will next meet on **Monday, July 9, 2018**. The Study Session will begin at 6:00 p.m. in the Community Room.

#### Informational Items

The following attachments are in response to City Council requests, as well as other informational items.

1. Englewood Herald: Kmart site may see 'modern' redesign
2. Englewood Herald article: Colorado Heights gets new potential buyer
3. Flyer: 4<sup>th</sup> of July Celebration
4. Calendar of Events
5. Tentative Study Session Topics
6. Parks and Recreation Commission Minutes – May 10, 2018



# Kmart site may see 'modern' redesign

## Chuze Fitness, restaurants, retail, self-storage proposed for reused building

Posted Monday, June 18, 2018 11:49 am

Ellis Arnold

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The downfall of Englewood's Kmart — a hulking, 140,000-square-foot structure that puts the “big” in big box — may give rise to what a developer described as a “modern and aesthetically appealing building” with restaurants, self-storage and a new facade.

Amid an industry-wide decline in brick-and-mortar retail, developers are taking on challenging properties like the one at 200 W. Belview Ave. The store went out of business last fall.

“The retail apocalypse — it's real, and it's happening,” said Zeb Ripple, managing partner at Capital Pacific, a company involved with the proposed project at the Kmart site. Retailers “are shrinking their floor plan, they're closing, not looking to expand.”

A hurdle in finding retailers to occupy the former Kmart building is its front-to-back depth — modern-day retailers and restaurants or coffee shops look for less space, Ripple said at a neighborhood meeting June 7 that discussed the proposed development. About 50 came to the presentation at the former Kmart.

“The trend we found, nationwide, is that self-storage facilities are moving into boxes like this,” taking the back part of the buildings, Ripple said. Here, that could generate money that can be used to redesign the front of the building to attract other businesses, he added.

Local food, bar and coffee establishments in the metro area may be candidates to occupy space at the front of the building, and gym company Chuze Fitness has signed a long-term lease for its south side, Ripple said. Chuze Fitness will take up about 40,000 square feet, with plans calling for one or two retailers to take up about 30,000 square feet in the center of the building and three or four smaller restaurant or retail users covering around 2,000 square feet each, according to project developers. About 60,000 square feet would go to a StorQuest self-storage space with an drive-in loading area inside the building.

“The product that's succeeding and thriving in the world today, it's experiential retail,” Ripple said, using a term for services like restaurants that consumers can't get online. “Communities are coming together, not just shopping. It creates a sense of community.”

The project would also resurface and “green up” the parking lot, said Jon Suddarth, vice president of real estate for The William Warren Group, which owns StorQuest, the company hoping to put a self-storage facility in the back side of the former Kmart.

Aside from turning around a vacancy, the city would also see more sales-tax revenue if the project goes through, Suddarth said.

“Sales-tax revenue generated with the new plan would go up quite substantially,” Suddarth told the audience. Kmart paid sales tax that, “for this size, is not that much,” he added.

To reuse the building with the plan based on the self-storage facility, the developers need the City of Englewood to approve a planned-unit development application, which lays out a design for the site, and a change to the property’s zoning to allow for the self-storage use. That process could take months, and six to nine months of construction would ensue after that, Ripple said. Chuze Fitness could open around the start of 2019, he said.

One woman in the audience asked if more storage units would be a problem in the Englewood area due to its homeless population — she mentioned the possibility of homeless individuals staying around the building — but Suddarth said the building will have security measures.

One man mentioned the “tremendous eyesore” of a former Kmart site at South Monaco Parkway and East Evans Avenue in Denver, which has sat vacant for years.

“So I appreciate everything you’re doing,” he said.

## How a PUD works

Planned-unit developments allow for a mix of possible types of properties that a city’s normal zoning — the regulation of what can be built where — wouldn’t allow. In Englewood, the civic-center area is a PUD, although PUDs don’t have to be that large.

The process of whether the city approves or denies an application likely takes four to six months, according to a city document.

First, a neighborhood meeting or meetings allow the developer to hear input and questions from neighbors and introduces the neighborhood to the development concept. The second step is for the formal PUD application to be submitted to the city.

Next, the city’s Planning and Zoning Commission, an appointed group of citizens, hears input from residents in a public hearing. The commission then has the choice to recommend that city council approve the plan, deny it or approve it with conditions — suggestions of what should be changed.

Finally, citizens can comment in another public hearing before city council. Council then has two rounds of voting — or two “readings” — to decide whether to approve, approve with conditions or deny the plan.

For both public hearings, the city publishes a notice and posts at the property the hearing date.

The public can also send written comments to the City of Englewood’s Community Development Department at 1000 Englewood Parkway, Englewood, CO 80110.



# Colorado Heights gets new potential buyer

## After previous deal's collapse, Glendale developer hopes for 'urban, mixed-use village'

Posted Friday, June 15, 2018 12:02 pm

Ellis Arnold

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The storied history of the former Colorado Heights University campus has caught a lifeline again after a local developer struck a deal to purchase the property, an iconic site perched atop southwest Denver.

Westside Investment Partners, a Glendale-based real estate and development group, is expected to buy the property, a 70-acre campus at 3001 S. Federal Blvd. that was once a Catholic college. First named Loretto Heights Academy, it grew out of an effort by the Sisters of Loretto dating back to the late 1800s. It's visible for miles around in the south Denver metro area, and its reddish-brown administration building with a tower is listed on the National Register of Historic Places.

California-based Catellus Development Corporation was expected to purchase the property, but the campus's owner rejected the final financial offer earlier this year and decided against the sale. Westside went under contract to buy the property in early May and aims to complete the sale by late July, said Andrew Klein, a principal at Westside.

"We're planning an urban mixed-use village respectful of the neighboring communities," Klein said. "We're certainly not planning on putting huge buildings next to homes. All the commercial (use) will be along Federal (Boulevard) and will hopefully be a mixture of neighborhood-serving and regional-draw uses."

Still affectionately known to locals as Loretto Heights, the property was the subject of several community meetings in 2017 and this April, where community members discussed its future. Area residents have expressed concern about preserving the administration building and the campus's cemetery, where dozens of dead nuns lie, according to Kevin Flynn, Denver city councilmember representing the area.

Flynn met with Klein and Kevin Smith, another principal in the company, on June 13, Flynn said.

“They are, of course, committed to preservation of the Loretto Academy (now administration) building and adjoining chapel, and of the nuns' cemetery,” Flynn said. “They also indicated they will explore preservation of other buildings on the campus.”

Westside aims to be the master developer for the campus, which is owned by the Japan-based Teikyo University Group. As the master developer, Westside will sell parcels of land to builders.

The company is planning a development with high-density residential — apartments and single-family housing — and commercial elements. It plans to request from the City of Denver a rezoning, a change of the type of uses allowed on the property. Zoning regulations already permit multi-unit housing and attached single-family homes, Klein said. Some limited commercial uses are currently allowed as well.

Local establishments, like a pizza restaurant, along with restaurants that may attract faraway customers could be part of the equation, Klein said.

“There's beautiful trees there you hope to preserve” and “create a place people want to come to,” he added.

The university's team worked to identify developers who were committed to “engaging the community while also protecting the heritage of the campus,” said Fred Van Liew, president of Colorado Heights University, in the news release.

“Councilman Flynn has engaged neighbors for six months, seeking feedback about initial development-planning concepts,” Liew said in the release.

The public input gathered in recent outreach meetings that Flynn organized set community expectations that the new owner will respect the site's history, Flynn said in the release.

“My initial meeting with the Westside team tells me that they get it,” Flynn said in the release.

“They're local, and they know the site, so I'm looking forward to introducing them to my community stakeholders and neighborhoods.”

Catellus held meetings this year in January and February with the community — more than 130 attended the latter — that Flynn was involved in. Jim Gibson, a leader who has organized community meetings about the campus, said he and Klein plan to meet.

Westside has invested in and developed large projects along the Front Range, including High Point, a 1,200-acre community adjacent to the upcoming Gaylord Rockies Resort and Convention Center in far northeast Aurora; Victory Ridge, north of Colorado Springs; and Elevate, a 20-story office building in Glendale, according to the release.

## School grounds have deep roots

Originally founded by the Sisters of Loretto, Loretto Heights Academy opened in 1891 after their original building in downtown Denver — the Catholic girls' school St. Mary's Academy of the Loretto Order, which opened about 1864 — grew to take up nearly the whole block by 1880, a 1985 school-newspaper article said.

In 1948, the southwest Denver facility became Loretto Heights College, solely a four-year Catholic college for women, and later admitted male students. It closed in 1988, and three of its academic programs moved to what was then called Regis College, according to a Regis article.

Teikyo Loretto Heights University opened on the campus in 1989 and focused on international students. The Japan-based Teikyo University Group opened Colorado Heights University, a private, not-for-profit institution, in 2009.

Colorado Heights University announced its decision to close in November 2016 due to an insufficient student population. Also a factor were problems the United States Department of Education found with the agency that accredited its programs.

All students of the university either completed their programs of study or successfully transferred to other educational institutions, primarily in the Denver metro area, a statement by Catellus Development Corporation said. About 500 students were enrolled in the university around the time it announced its closing.



## CORNERSTONE PARK & BELLEVIEW PARK

The fun begins at 3:00 PM with food trucks and family-friendly activities all afternoon

Live music by **DRAGONDEER**  
at 7 PM in Cornerstone Park



**FIREWORKS**  
at 9:30 PM



Visit [Englewoodco.gov](http://Englewoodco.gov) for event schedule

**CITY OF ENGLEWOOD  
2018 CALENDAR OF EVENTS**

Mon., June 25	6:00 p.m.	City Council Study Session
Tues., June 26	8:30 a.m.	Mayor/Manager Meeting
Mon., July 2	CANCELLED.	City Council Regular Meeting
Tues., July 3	2:30 p.m.	Mayor/Manager Meeting
	CANCELLED	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Mon., July 9	6:00 p.m.	City Council Study Session
Tues., July 10	2:30 p.m.	Mayor/Manager Meeting
	5:00 p.m.	Water & Sewer Board, Community Development Conf-Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., July 11	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority, EHA Board Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
	6:30 p.m.	Englewood Urban Renewal Authority, Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., July 12	5:30 p.m.	Parks and Recreation Commission, Malley Recreation Center, 3380 S Lincoln St.
Mon., July 16	7:00 p.m.	City Council Regular Meeting
Tues., July 17	2:30 p.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., July 18	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Thurs., July 19	7:30 a.m.	Joint Council Meeting, Littleton Englewood Wastewater Treatment Plant
Mon., July 23	6:00 p.m.	City Council Study Session
Tues., July 24	2:30 p.m.	Mayor/Manager Meeting



	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
Wed., Aug. 1	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority, EHA Board Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
Mon., Aug 6	2:00 p.m.	Malley Center Trust Fund, Malley Recreation Center
	7:00 p.m.	City Council Regular Meeting
Tues., Aug. 7	2:30 p.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Aug. 8	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Aug. 9	2:30 p.m.	Police Officers Pension Board
	3:30 p.m.	Firefighters Pension Plan Board
	5:30 p.m.	Parks and Recreation Commission, Golf Course Maintenance Facility, 4000 S. Clay Street
Mon., Aug 13	6:00 p.m.	City Council Study Session
Tues., Aug. 14	2:30 p.m.	Mayor/Manager Meeting
	3:00 p.m.	NonEmergency Employees Retirement Plan
	5:00 p.m.	Water & Sewer Board, Community Development Conf. Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., Aug. 15	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., Aug 20	6:00 p.m.	City Council Regular Meeting
Tues., Aug. 21	2:30 p.m.	Mayor/Manager Meeting
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Mon., Aug 27	6:00 p.m.	City Council Study Session
Tues., Aug 28	2:30 p.m.	Mayor/Manager Meeting

**TENTATIVE**  
**STUDY SESSIONS TOPICS**  
**FOR ENGLEWOOD CITY COUNCIL**

June 25	Study Session Police Building Project Update May Financial Report FY 19 Budget Teams 2-4 Presentation Homelessness Discussion
July 9	Study Session Council Policy Manual Finalization Discussion of Notice Distancing Requirements for PUDs Long Term Asset Reserve Discussion Reserve Policy Discussion
July 11	Community Budget Workshop
July 16	Regular Meeting
July 18	Community Budget Workshop
July 19 1000)	Joint Meeting with Littleton City Council on Wastewater Treatment Plant (0730-
July 23	Study Session Nature's Kiss Retail Grow Discussion
July 30	5 <sup>th</sup> Monday
August 6	Study Session City Manager's Proposed FY 2019 Budget Overview
August 6	Regular Meeting
August 13	Study Session FY 2019 Capital Budget Overview 2019-2023 CIP Overview
August 20	Regular Meeting
August 27	Study Session 2019 Operating Program Presentations
Sept 4	Regular Meeting
Sept 10	Study Session
Sept 17	Regular Meeting

Sept 24	Study Session Police Building Project Update
Oct 1	Regular Meeting
Oct 8	Study Session
Oct 15	Regular Meeting
Oct 22	Study Session
Oct 29	5 <sup>th</sup> Monday – No Meeting

## **FUTURE STUDY SESSION TOPICS**

Board & Commission Presentations  
 Small Cell Technology Discussion  
 Youth Commission Discussion  
 Building Use Tax Discussion  
 Immigration Policy Discussion  
 Home Rule Charter Amendment Discussion  
 Home Rule Charter Review  
 Aid to Other Agencies Funding Discussion  
 ULI Healthy Corridor Report Study  
 Joint meeting with the Planning and Zoning Commission  
 Nature's Kiss, Marijuana Grow for retail marijuana

### **Boards and Commissions**

Board and Commission Interviews (January and June)  
 Alliance for Commerce in Englewood Committee  
 Board of Adjustment and Appeals  
 Budget Advisory Committee  
 Code Enforcement Advisory Board (May)  
 Cultural Arts Commission  
 Election Commission  
 Englewood Housing Authority (February)  
 Keep Englewood Beautiful Commission (May)  
 Liquor Licensing Authority  
 Fire Pension, Police Pension and Retirement Board  
 Parks and Recreation Commission  
 Planning and Zoning Commission (February)  
 Public Library Board (June)  
 Transportation Advisory Committee  
 Urban Renewal Authority  
 Water and Sewer Board



**MINUTES**  
**Parks and Recreation Commission Meeting**  
**Thursday, May 10, 2018**

**PRESENT:** Jim Woodward  
Karen Miller  
Mark Husbands  
Kathy Christie  
Christine Adams  
Amber Christopher  
Cathy Husbands, Englewood Schools Liaison

**ABSENT:** Kate Truesdale  
Maria Alsubhi  
Maryah Hoeft  
Dave Cuesta, City Council Liaison

**STAFF PRESENT:** Dorothy Hargrove  
Dave Lee  
Joe Sack  
Debby Severa

1. **Call to Order**
  - a. The meeting was called to order at 5:30pm by Chair Husbands in the Englewood Recreation Center's Aquatics Room.
2. **Roll Call**
3. **Approval of Minutes**
  - a. April 12, 2018

**Moved by Member Jim Woodward**  
**Seconded by Member Karen Miller**

*TO APPROVE THE MINUTES OF APRIL 12, 2018 AS WRITTEN.*

Motion CARRIED.

4. **Scheduled Public Comment (presentation limited to 10 minutes)**
5. **Unscheduled Public Comment (presentation limited to 5 minutes)**
6. **New Business**

- a. Future Capital Projects
- b. Summer Activities Update

**7. Old Business**

- a. Smoke-Free Parks Discussion

**8. Staff's Choice**

**9. Commissioner's Choice**

**10. Adjournment**

- a. The meeting was adjourned at 6:55pm.

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Debby Severa, Staff Liaison